

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Oak Hill Combined Neighborhood Combined Plan

CASE#: NPA-2014-0025.02

DATE FILED: July 29, 2014 (In-cycle)

PROJECT NAME: Lantana Tract 28

PC DATE: October 28, 2014

ADDRESSES: Tract 1: 5436 Vega Ave. (26.705 acres), Tract 2: 6601 ½ Rialto Blvd. (1.097 acres)

SITE AREA: 27.802 acres

OWNERS/APPLICANTS: Tract 1: Lantana Tract 28, L.P., Tract 2: Lantana 33, L.P.

AGENT: Smith, Robertson, Elliott, & Douglas, L.L.P. (Mary Stratmann)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Tract 1 & 2: Office **To:** Tract 1: Multifamily, Tract 2: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2014-0112

From: Tract 1: LO-NP, Tract 2: GO-NP **To:** Tract 1: MF-4-CO-NP, Tract 2: GO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: October 28, 2014 – Recommended approval on consent agenda (J. Stevens; A. Hernandez – 2nd) Vote: 8-0-1 (B. Roark absent)

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The applicant's request to change the land use on the future land use map from Office to Multifamily and Mixed Use for apartments will provide housing choices for Oak Hill and the Austin area. The proposed development will be clustered to preserve open space and is within an area with existing infrastructure, which meets the following plan goals and objectives:

OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining the

existence and integrity of its environmental resources, and that of the community and its neighborhoods.

6.A. Provide opportunities for high-quality new development and redevelopment.

6A.1

Ensure quality of new construction and renovations.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.

6.B.2

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

CHAPTER 8: HOUSING

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc.).

8.A. 2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

8.B. Preserve neighborhood identity, character, affordability, and diversity.

LAND USE DESCRIPTIONS

EXISTING LAND USE

Office - An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals and non-profit organizations.

Purpose

1. Encourage office-related services in areas that cannot support the traffic generation of commercial uses;
2. Provide for small lot office conversions as a transition from commercial to residential uses; and
3. Preserve sites for employment and office related services.

Application

1. Appropriate for low volume streets such as collectors and minor arterials; and
1. Can be used to provide a transition between residential uses and more intense commercial and industrial uses.

PROPOSED LAND USES

Multifamily- Higher-density housing with 3 or more units on one lot

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Mixed Use-An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

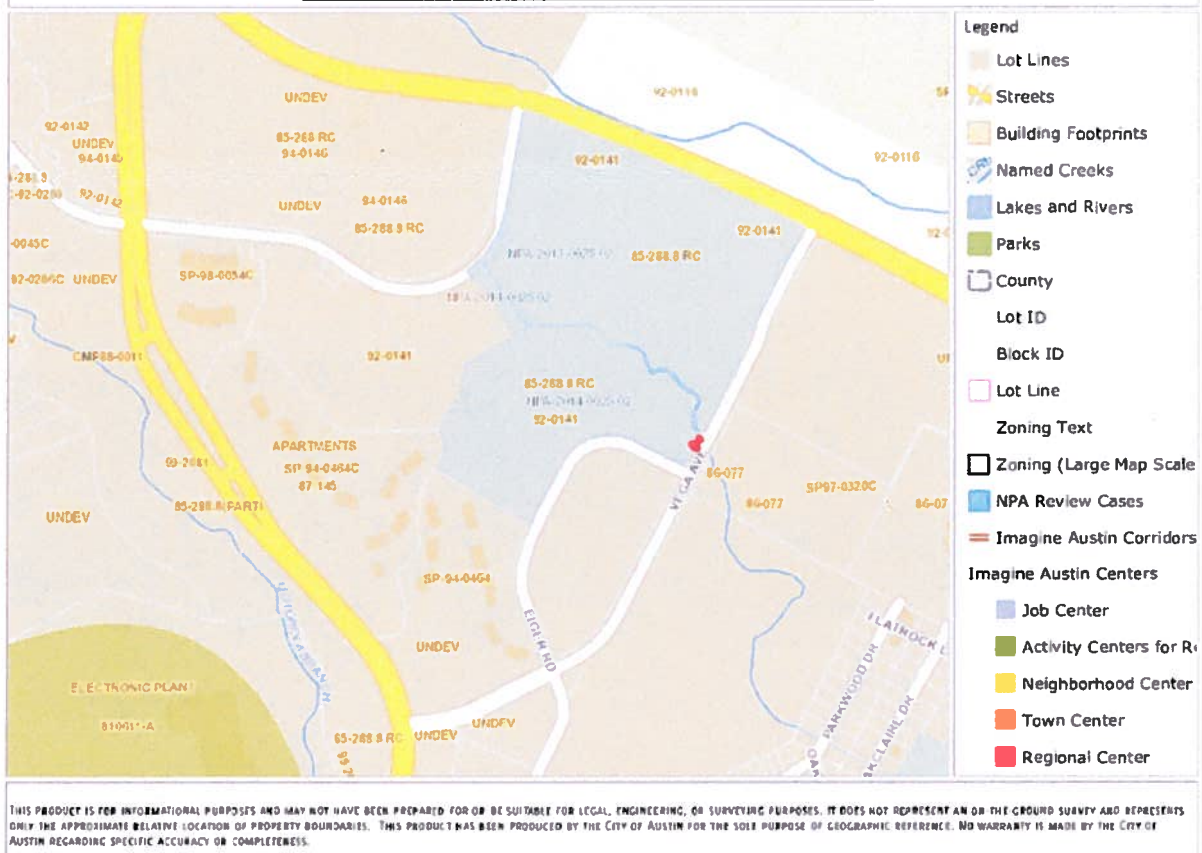
1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - *The property is not located on or near an activity center or corridor, although there is one Capital Metro bus route providing service on Southwest Parkway.*
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - *The property is not located on or near an activity center or corridor, although there is one Capital Metro bus route providing service on Southwest Parkway.*
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - *The property located near a Redevelopment Activity Center.*
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - *The proposed apartment complex will provide additional housing choices for the Austin and the Oak Hill area.*
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - *The proposed Multifamily land use on 26.7 acres and Mixed Use on 1.09 acres is compatible with surrounding land uses.*
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - *The property is located within the Drinking Water Protection Zone. The applicant is proposing an impervious cover that is lower than permitted under the existing restrictive covenant. See zoning case report for more information.*
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - *The owner has worked with the Oak Hill Trail Association to provide a trail connection to adjacent property to the north.*
8. Protect, preserve and promote historically and culturally significant areas.
 - *Not applicable.*

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *Not applicable.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not applicable.*
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *Not applicable.*

Imagine Austin Comprehensive Plan



The property is located less than one mile from an Activity Centers for Redevelopment in Sensitive Environmental Areas. Below is information from the Imagine Austin Comprehensive Plan.

Activity Centers for Redevelopment in Sensitive Environmental Areas

Five centers are located over the recharge or contributing zones of the Barton springs Zone of the Edwards aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 120), clarifies the intent, "Ensure that redevelopment in the Edwards aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer. *(Page 106 of the Imagine Austin Comprehensive Plan)*.

BACKGROUND: The application was filed on February 27, 2014, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Office to Multifamily and to change the land use use on the portion of an adjacent tract to provide access from Rialto Boulevard from Office to Mixed Use.

The applicant proposes to change the zoning from GO-NP to MF-4-CO-NP and GO-NP to GO-MU-NP.

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on July 23, 2014. Approximately twenty-six meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification for the area.

After city staff gave a brief overview of the applicant's request and the planning process in general, Steve Metcalf, the applicant's agent made the following presentation and answered the following questions.

Steve Metcalf, main access will be off Rialto , surrounded by commercial and multifamily development, previous MF case, Morgan Apartment complex to be built, last year's case. Original Oak Hill Study 1985, RC 100 sq. ft of net leasing area, 35% BSZ BCW 65% Williamson Creek WS, reduce by ½ to overall 28% IC, same as the Morgan Tract. Flag lot GO-NP to be added to application to keep traffic off Vega. Will waive vast majority of grandfathering will meet S.O.S. Ordinance.

Q. Will there be access to Vega?

A. Won't be access to Vega. Small secondary access from Edgar Road.

A lot of open space surrounding the site, would be visible from area around it most parking screened behind bldg..

Q. Do you have elevations?

A. Not yet. It's no longer senior housing project as was stated in the application.

Q. How many stories?

A. Up to 60 feet, 3 to 4 stories, mostly, hard to measure height with type of area. The project is 300 dwelling units so the density is more like MF-1. We agreed to MF-2 site development standards at 11 units an acre. There are heritage trees and we will meet the landscape ordinance. Sidewalks will be provided along Vega Avenue, adjacent to property, will connect sidewalk to Morgan.

Q. Are there slopes greater than 15% that you proposed to build on?

A. Most of the flat area will be built upon, but we may need to build across some area greater than 15% slope.

Q. Will you need a second vehicle access for fire department?

A. We can't really say for sure. I'll need to talk to Hanover and to also talk to the City if see if second entrance/exit if necessary or not.

Q. Who are the tenants you're looking for?

A. The medical and technical professionals working in the area. We're also looking at people who are transiting between apartments and buying a home; empty nesters and people downsizing, also people with fewer kids. There will be a majority of one bedroom units and a few three bedroom units.

Q. What is the price range?

A. On the low end will be 550 sq. feet units. The larger units 1,300 – 1,400 sq. feet will be around \$2,000 month. The units will be about \$1.60 sq. foot price. Morgan project (directly to the north) is around \$1.50 sq. foot price. Our project will have close corridors and more feel like a high rise project. It will be a different project from other apartments in the area.

Q. Will Vega Avenue be upgraded to four lanes?

A. We need to find where the building of the road is within the City's list of projects.

Comments: We're concerned about how the water run-off from the property could affect our neighborhood (Oak Acres and Oak Park Neighborhoods on the east side of Vega Avenue.

We are very concerned about the detention ponds on your property and if the water might flow into our neighborhood. We would like for you to do more than what the City requires.

The Oak Hill Planning Contact Team's letter is on page 10.

CITY COUNCIL DATE: November 6, 2014

ACTION: Proposed 1st Reading

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Letter from the Oak Hill Combined PCT

Tom Thayer, Chair
Chip Graves, Vice-Chair
Cynthia Wilcox, Secretary



September 30th, 2014

To: Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: NPA Case # NPA-2014-0025.02
5436 Vega Ave
Applicant: Smith, Robertson, Elliot, and Douglas, LLP

On September 24th, 2014, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment for the property located at 5436 Vega Ave. The applicant has requested a change in land use from **Office** to **Multifamily** for tract 28 and from **Office** to **Mixed Use** for tract 33 flag lot. The applicant has also requested a zoning change from **LO-NP** to **MF-4-CO-NP** for tract 28 and from **GO-NP** to **GO-MU-CO-NP** for tract 33 flag lot. The community meeting was held on July 23rd, 2014.

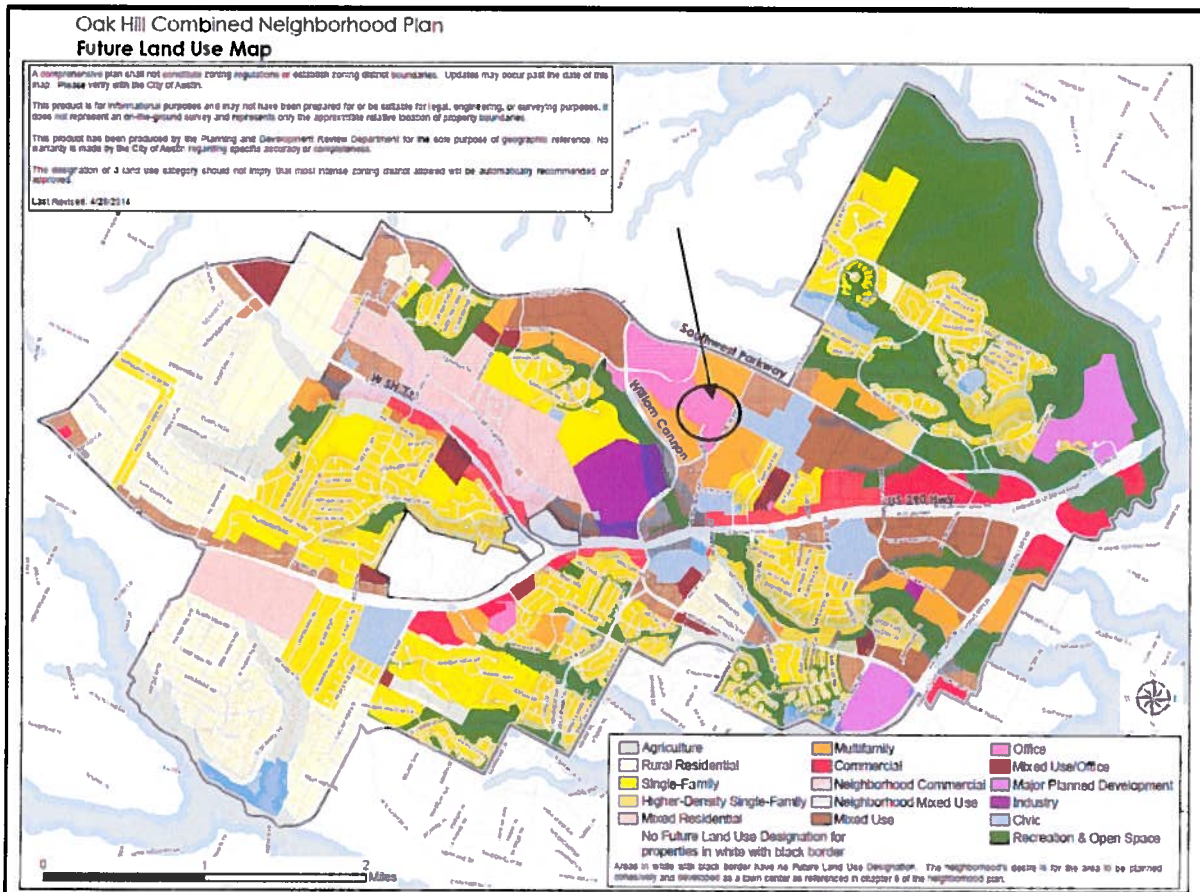
September 24th, 2014, the OHNPCT voted in favor of the proposed changes in land use and zoning with the following conditions: The City of Austin dedicates new tax revenue generated by this development to constructing genuine water quality controls that mitigate and prevent flooding of the Oak Park and Oak Acres neighborhoods; The developer makes a contribution for additional flood control to mitigate or prevent flooding in the Oak Park and Oak Acres neighborhoods, and reports progress to OHNPCT prior to October 14; Access from the project to Eiger Road be limited to emergency access only until the 4 way stop is installed at Eiger/Patton Ranch & Vega and the stop light is installed at SW Parkway and Vega; Impervious cover limited to 28%; SOS water quality standards followed; The majority of grandfather rights waived; Maximum of 300 multifamily units; Otherwise limit to MF-1 zoning standards except for height of 60 feet; Compliance with Heritage Tree and Commercial Landscape Ordinances; Sidewalks to be provided on Vega Lane adjacent to the property. See attached exhibits.

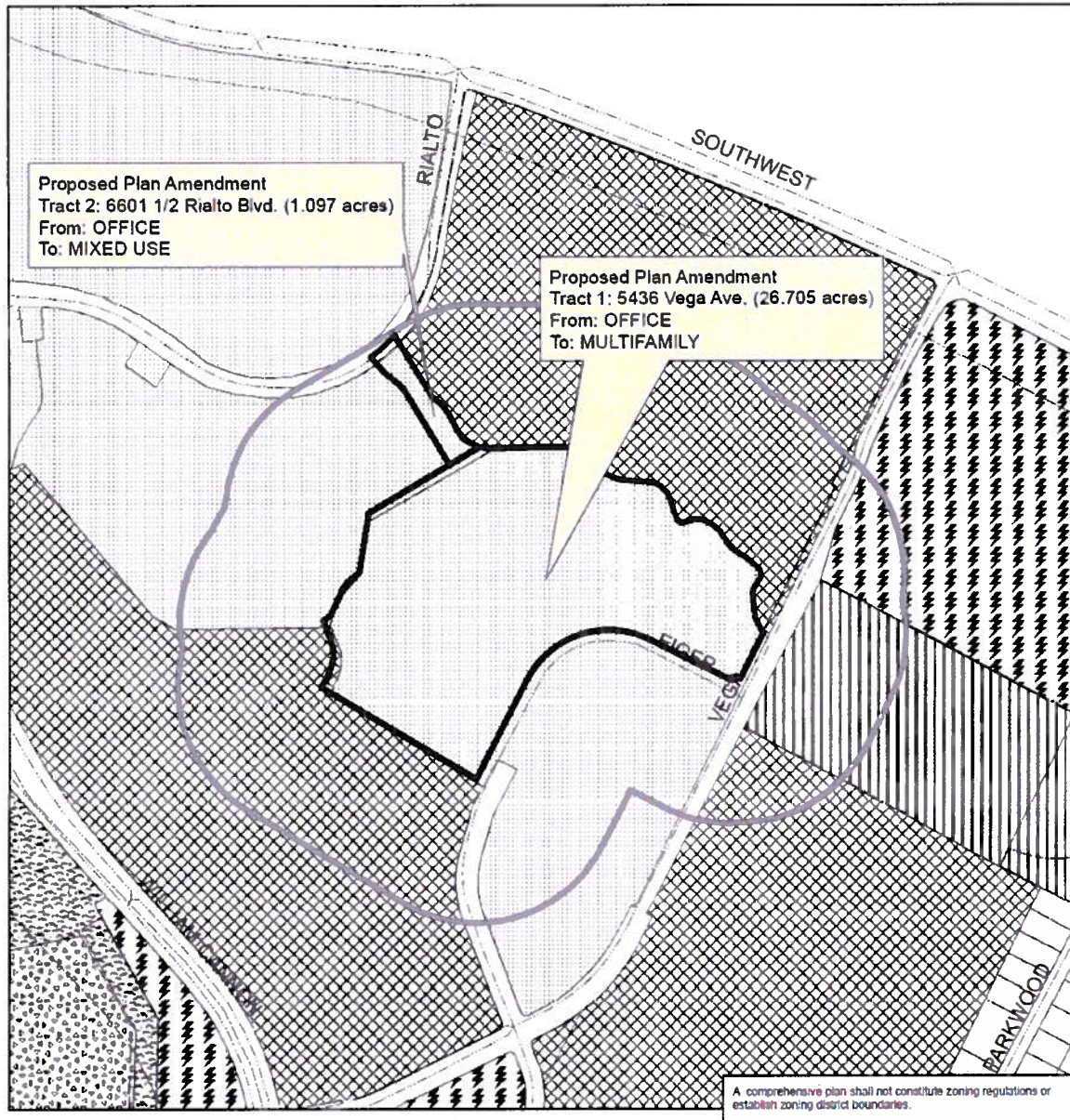
Please let me know if you have any questions.

Sincerely,

Tom Thayer
Chair, OHNPCT

Cc: Chip Graves – Vice Chair
Cynthia Wilcox – Secretary





Oak Hill Combined Neighborhood Plan NPA-2014-0025.02

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City of Austin
 Planning and Development Review Department
 Created on Oct. 1, 2014_M Meredith




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Legend

- 500ft notification boundary
- NPA CASES
- Civic
- Industry
- Multi-Family
- Neighborhood Mixed Use
- Office
- Recreation & Open Space
- Single-Family

$$1'' = 400'$$

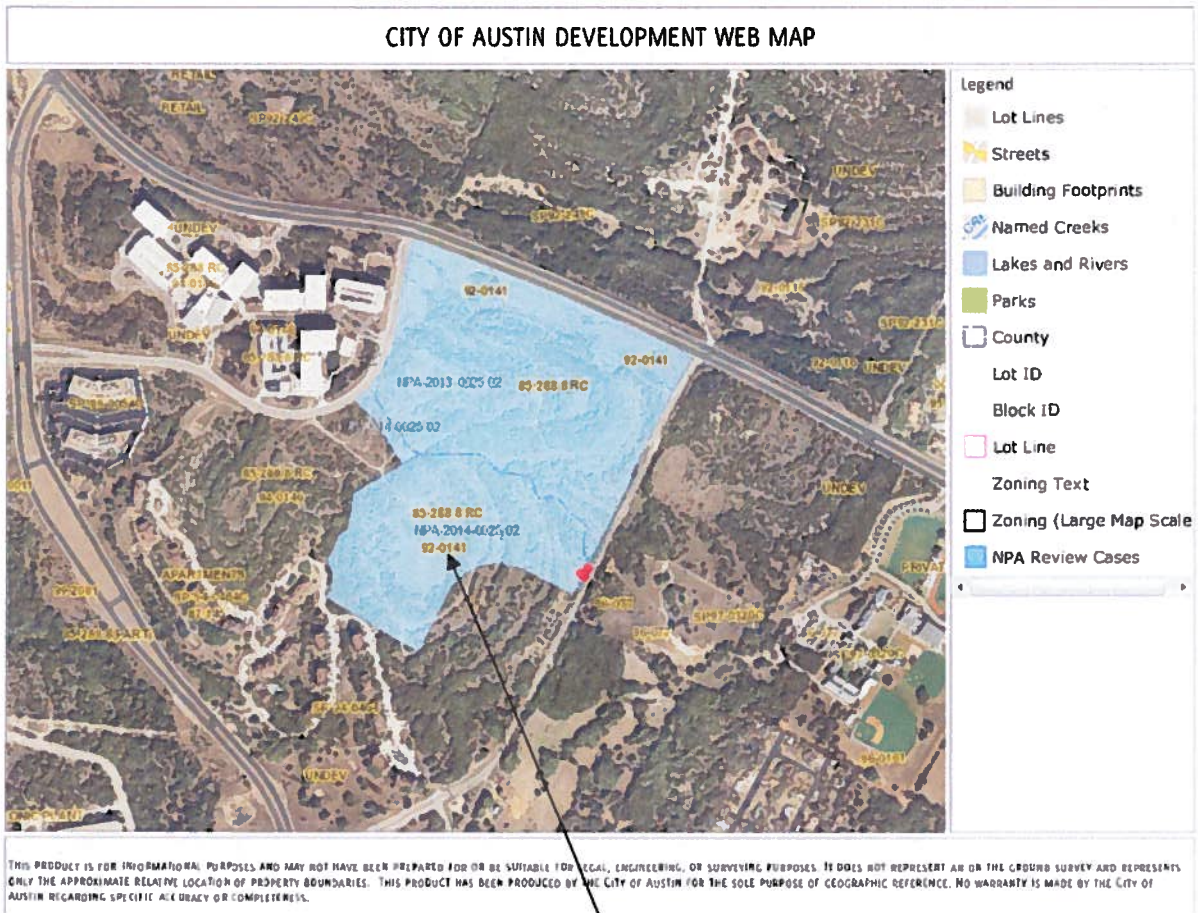
 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

CASE#: NPA-2014-0025.02



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Site

